

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:

Agenda Date: 11-1-13

Tentative No.: T- 23424-1-NEW

Received Date: 10-22-13

FEES:

D.R.E.R.----- \$1,872.00
Plus \$10.90 per site in excess of 6 sites----- \$0.00
D.R.E.R. enviromental----- \$210.00
PRINT \$2,082.00

Number of Sites : (1)

Concurrence Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 22 Twp.: 55 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: Green Turtle Club

2. Owner's Name: Wynne Building Corporation

Phone: 305-235-3175

Address: 12804 SW 122nd Avenue City: Miami State: Florida Zip Code: 33186

Owner's Email Address: cesar@netwynne.net

3. Surveyor's Name: Florida International Land Surveyors, Inc.

Phone: 305-468-9650

Address: 5881 NW 151 Street, Suite 213 City: Miami Lakes State: Florida Zip Code: 33014

Surveyor's Email Address: vtome@floridainternationalsurveying.com

4. Folio No(s): 30-5922-000-0014 / /

5. Legal Description of Parent Tract: See Attached

6. Street boundaries: SW 136 Street and 137 Avenue

7. Present Zoning: RU-3M

Zoning Hearing No.:

8. Proposed use of Property:

Single Family Res.(Units), Duplex(Units), Apartments(248 Units), Industrial/Warehouse(Square .Ft.),

Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

Signature of Owner: Joel F. Wynne

COUNTY OF MIAMI-DADE)

(Print name & Title here): Joel F. Wynne, President

BEFORE ME, personally appeared Joel F. Wynne this 15th day of October, 2013 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ✓ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 15th day of October, 2013 A.D.



Signature of Notary Public: Margarita Ruiz

(Print, Type name here: Margarita Ruiz)

11/11/2017
(Commission Expires)

EE 859520
(Commission Number)

(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT T-23242-2-COR.
GREEN TURTLE CLUB
SEC. 22, TWP. 55 S., RGE. 39 E. DISTRICT 9
ZONING: RU-3M MIAMI-DADE COUNTY

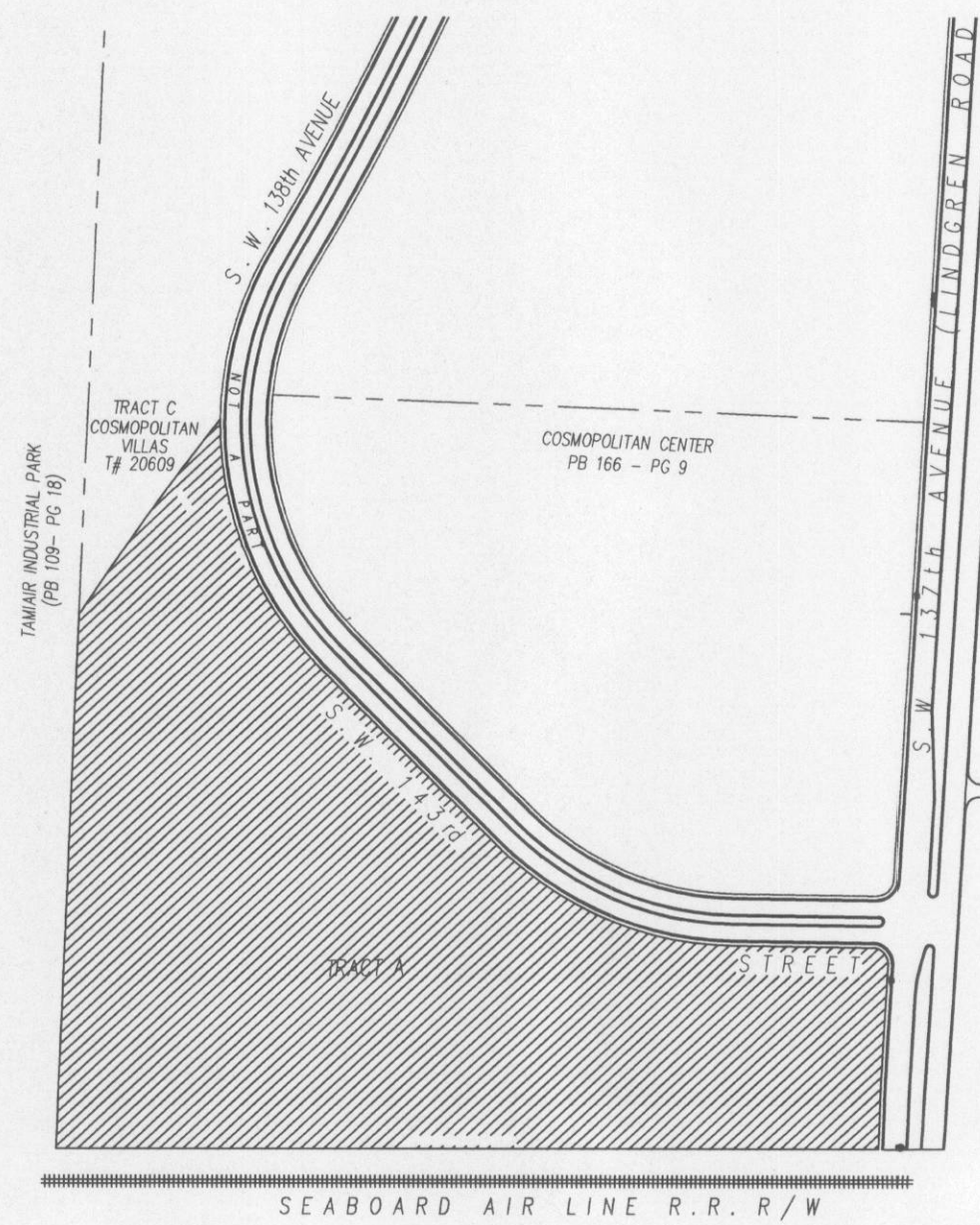
TAMAIR INDUSTRIAL PARK
(PB 109- PG 18)

TRACT C
COSMOPOLITAN
VILLAS
T# 20609

TENTATIVE PLAT



COSMOPOLITAN CENTER
(PB 166- PG 9)



LOCATION SKETCH

A PORTION OF SECTION 22,
TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'

LEGEND

Q= Centerline
PC= Point of Curvature
PT= Point of Tangency

SURVEYOR'S NOTES

1. THIS IS A BOUNDARY SURVEY
2. Legal description was furnished by client.
3. Examination of the Abstract of Title will have to be made to determine recorded instruments, if any, affecting the property.
4. Legal description subject to any dedications, limitations, restrictions, reservations or easements of record.
5. Underground improvements and utilities, if any, not located.
6. Ownership of fences, if any, not determined.
7. Bearings, if any, are based upon an assumed value of N 01°21'22" E, for the East line of the Northeast one-quarter of Section 22-55-39, as determined by the township map for Township 55 South, Range 39 East, Miami-Dade County Public Works Dept., Engineering Division.
8. Not valid unless sealed with an embossed surveyor's seal.
9. NATIONAL FLOOD INSURANCE PROGRAM DATA:
Community No. 120635
Panel 0443-L
Flood Zone: 'AH'
Base Flood Elev. 9.00
FIRM Date: 09/11/09
10. All elevations, if any, refer to N.G.V.D. Benchmark No. L-186; Elevation 8.27 ft. Located at S.W. 136th Street and S.W. 137th Avenue
11. Miami-Dade County Flood Criteria: 9.00
12. Owner: Wynne Building Corp.
13. Current Zoning: RU-3M
14. Number of Tracts: 1
15. Total Number of Buildings 31
Apartment Buildings 30 (248 Units)
Clubhouse 1
16. Potable Water: Miami-Dade Water & Sewer Department
17. Sanitary Sewer: Miami-Dade Water & Sewer Department

LEGAL DESCRIPTION

A portion of the Northeast 1/4 of Section 22, Township 55 South, Range 39 East, Miami-Dade County, Florida, described as follows:
Commence at the East 1/4 corner of said Section 22; thence run South 87°53'16" West, along the South line of the Northeast 1/4 of said Section 22 for a distance of 52.44 to the point of Beginning of the hereinafter described parcel; thence continue South 87°53'16" West along the previously described line for a distance of 1288.44 feet to a point on the West line of the East 1/2 of the Northeast 1/4 of said Section 22 said line also being the East line of "TAMAIR INDUSTRIAL PARK SECTION 1", according to the Plat thereof, as recorded in Plat Book 109, at page 18, of the Public Records of Miami-Dade County, Florida; thence run North 00°13'16" East along the previously described line for a distance of 830.68 feet to a point on a circular curve concave to the Northwest, said point bears South 54°04'17" East from the center of said curve; thence run Northeasterly along the arc of said curve, having for its elements and radius of 5000.00 feet and a central angle of 04°18'31", for an arc distance of 376.01 feet to the cusp of a circular curve concave to the Southeast, said point bears South 88°26'54" West from the center of said curve; thence run Southeasterly along the arc of said curve, having for its elements a radius of 540.00 feet and a central angle of 45°38'07", for an arc distance of 430.10 feet to a point of tangency; thence run South 47°11'13" East for a distance of 386.26 feet to a point of curvature of a circular curve concave to the Northeast; thence run Southeasterly, Easterly and Northeasterly along the arc of said curve, having for its elements a radius of 540.00 feet and a central angle of 44°09'53", for an arc distance of 416.24 feet to a point of tangency; thence run North 88°38'54" East for a distance of 218.11 feet to a point of curvature of a circular curve concave to the Southwest; thence run Southeasterly along the arc of said curve, having for its elements a radius of 25.00 feet and a central angle of 92°42'28", for an arc distance of 40.45 feet to a point on a line parallel with and 55.00 feet West of, as measured at right angle, the East line of said Section 22, said line also being the West Right-of-Way line of S.W. 137th Avenue; thence run South 01°21'22" West, along the previously described line for 112.01 feet to a point of curvature of a circular curve concave to the East; thence run Southeasterly along the arc or said curve, having for its elements a radius of 5784.58 feet and a central angle of 01°44'19", for an arc distance of 175.53 feet to the Point of Beginning.
Containing 17.1031 acres, more or less.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: That the attached TENTATIVE PLAT of the afore-mentioned described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, and meets the intent of the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 54-17, Florida Administrative Code, pursuant to Section 472.027 of Florida Statutes.

FLORIDA INTERNATIONAL LAND SURVEYORS, INC. (LB #2668)

Vicente A. Tome
Registered Land Surveyor No. 3103
State of Florida

FLORIDA INTERNATIONAL, INC.

LAND SURVEYORS
5881 N.W. 151st STREET, SUITE 213, MIAMI LAKES, FL. 33054
Phone: (305) 828-2066

TENTATIVE PLAT GREEN TURTLE CLUB

A PORTION OF THE NORTHEAST 1/4 OF
SECTION 22, TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

DRAWN AA	DATE: 10/21/2013	JOB NO. J22-13	FIELD BK. 10/21/13 @ 12:39
SCALE AS SHOWN	FILE: TPlat (Green Turtle Club).dwg	SHEET 1	OF 1